

**APPENDIX G-4**  
**Limited Environmental Assessment and Recommended**  
**Action Plan**

November 10, 2006  
Project No. 71867/001

Peaceful Valley Ranch, LLC  
c/o Thomas F. Allen  
Ohio Savings Plaza  
1801 East Ninth Street, Suite 1300  
Cleveland, Ohio 44114-3103

**Subject: Results of Limited Environmental  
Assessment and Recommended Action Plan**

**Project: Peaceful Valley Ranch  
Jamul, California**

Dear Mr. Allen:

Kleinfelder, Inc. (Kleinfelder) is pleased to present this action plan to remediate a possible former underground storage tank (UST) and two stained soil areas at the above-referenced property (Site). This letter report is based on discussions with County of San Diego Department of Environmental Health (DEH) Voluntary Assistance Program (VAP) representative Dr. Nasser Sionit and Kleinfelder's assessment activities described below.

## **PROJECT BACKGROUND**

The Site is a 180-acre parcel located in Jamul, California that has reportedly been used for agricultural purposes for more than 40 years (Figure 1). Previous environmental site assessment (ESA) activities include performance of a Phase I ESA that was completed by RBF Consulting (RBF) and reported in a document titled "Phase I Environmental Site Assessment, Hills of Sienna, 180-Acre Agricultural Site," dated January 24, 2003.

Based on the findings, conclusions, and recommendations of the RBF Phase I ESA and subsequent discussions between the Owner and County of San Diego Department of Planning and Land Use (DPLU) concerning development plans at the Site, DPLU requested the technical oversight of the VAP for environmental work, in particular concerning the presence of stained soils and the status of the UST at the Site.

On June 5, 2006, Kleinfelder performed a Site visit with Mr. Streeter Parker (the Owner) and Mr. Dennis Moser, the Owner's project manager for the planned development of the Site. Kleinfelder observed a possible vent pipe and fill pipe (indicating the possible location of the UST) near the maintenance/work shop in Area 3, as well as stained soil areas in Areas 1 and 3. During this Site visit, Mr. Moser informed Kleinfelder of DPLU's

request for VAP oversight of the cleanup process and requested that Kleinfelder proceed with enrollment into VAP.

On July 24, 2006, Mr. Moser, Kleinfelder, and Dr. Nasser Sionit of the VAP met to discuss the Site. Two main action items resulted from the meeting: 1) obtain more information concerning a possible UST (i.e. location, size, orientation), and 2) further assess areas of surface staining identified in RBF's Phase I ESA report.

The purpose of the assessment activities described below was to further assess the areas of surface staining identified in RBF's Phase I ESA report. These activities were not intended to identify and/or assess other areas of potential concerns, if any, on the Site.

## **ASSESSMENT ACTIVITIES**

### ***Possible UST in Area 3***

Kleinfelder initially proposed to locate and estimate the size and orientation of the UST via the use of geophysical techniques, however, file information was identified indicating that geophysical methods were previously used unsuccessfully at the Site. Due to the ineffectiveness of geophysical techniques in the past, limited excavation work with a backhoe was proposed.

On August 3, 2006, Kleinfelder and Soclaris Contractors (Soclaris) performed limited excavation in front of the maintenance/work shop in Area 3 in the vicinity of the two protruding pipes thought to be a fill pipe and a dispensing pipe. Soclaris, under Kleinfelder's supervision, trenched in this area to a depth of approximately 4 feet below ground surface (bgs) (Figures 2 and 3).

No visible evidence of a UST was observed during the excavation activities. Directly around the two protruding pipes, beneath a thin veneer of soil cover, Kleinfelder observed an approximately 1-foot thick layer of concrete. The apparent fill pipe and dispenser pipe were encased in more concrete (to a depth of approximately 2 feet bgs) beneath the 1-foot thick concrete layer and a discontinuous layer of soil that was a few inches thick. No indications of a UST were present. A shovel was used to hand-excavate from the bottom edge of this concrete laterally toward the building, to assess whether the two pipes extended beneath the bottom of the concrete. Kleinfelder found that the pipes did not extend below the bottom of the concrete. The excavation was backfilled with the native soil.

Kleinfelder and Dr. Sionit agreed that further efforts to locate the UST will be postponed until the maintenance/work shop structure is demolished, since it is possible that the UST, if present, is beneath the footprint of the structure.

## ***Stained Soil Area in Area 1***

Kleinfelder and Soclaris initially moved aside large equipment and vehicles in Area 1 on August 3, 2006 and Kleinfelder observed the surface soil staining beneath these objects, which were discussed in the RBF Phase I ESA. Kleinfelder identified two smaller stained areas as potentially impacted areas. The first area (referred to herein as Area A) was beneath the area of the northern-most truck where the engine had been located. The second area (Area B) was beneath machinery south of Area A. The soil here in Area B was much darker than the surrounding soil, and appeared to be burn/ash. Photographs of these two areas are shown in Figure 3.

Kleinfelder collected one soil sample from each of these two areas at a depth of approximately 6 inches bgs. In Area A, Kleinfelder hand-augered beneath one of the stained areas to the desired depth and collected the soil sample in one 4-ounce glass jar. In Area B, Soclaris scraped off approximately 6 inches of soil from the top with the backhoe, and Kleinfelder used a small shovel to collect a soil sample from the top of the newly exposed surface in one 4-ounce glass jar. Soil samples were placed in an ice-chilled cooler and transferred to a local laboratory for analysis under chain-of-custody (COC) protocol. No groundwater was encountered and therefore no water samples were collected.

The two soil samples were analyzed by EnviroMatrix, Inc. (Enviromatrix), a California Environmental Laboratory Accreditation Program (ELAP)-accredited laboratory, for extractable total petroleum hydrocarbons (TPH-Ext) by modified United States Environmental Protection Agency (US EPA) Method 8015 and California Code of Regulations (CCR) Title 22 Metals by US EPA Methods 6010/7471.

TPH as gasoline (carbon range C6 to C10) and TPH as diesel (carbon range C10 to C28) were not detected above their practical quantitation limit (PQL) of 10 milligrams per kilograms (mg/kg) in either sample. TPH in the extended (heavy oil) carbon range (C28-C40) was detected in the sample collected from Area B at a concentration of 1,090 mg/kg.

Of the 17 metals analyzed, arsenic and lead were the only metals reported above their respective US EPA Region IX Preliminary Remediation Goals (PRGs) for Residential Soil. Arsenic in the soil sample from Area A, at a concentration of 1.19 mg/kg, exceeded its California-modified PRG of 0.062 mg/kg. It has been documented by several sources<sup>1</sup> that normal background levels of arsenic in San Diego area soils can range from 0.1 to 97 mg/kg. Because all reported sample concentrations were reported to be at the low end of the background range, it is likely that the arsenic in this sample is naturally occurring. Lead was detected in the soil sample from Area B at a concentration of 847 mg/kg, exceeding the California-modified PRG of 150 mg/kg.

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<sup>1</sup> H.T. Shacklette: 1984, Element Concentrations in Soils and Other Surficial Materials of the Conterminous United States and Bradford, et al: 1996, Background Concentrations of Trace and Major Elements in California Soils, Kearney Foundation Special Report.

Based on the results of the soil sample analyses, it appears that the stained soil in Area A is not impacted by any of the compounds for which analyses were performed.

The stained soil in Area B appears to be impacted by petroleum hydrocarbons and lead. On October 17 and November 8, 2006, Kleinfelder conducted a visual assessment of the stained area using a hand auger to estimate the lateral and vertical extent of impacted soil. Based on this assessment, Kleinfelder estimates the extent of impacted soil to be approximately 6 feet by 7 feet to a depth of 2 feet.

Soil analytical results are summarized in Table 1, below. The EnviroMatrix analytical report is attached.

**Table 1**  
**Summary of Compounds in Soil Samples from Area 1**  
**Peaceful Valley Ranch (in mg/kg<sup>1</sup>)**

Analyte	US EPA Method	Area A KAS-1	Area B KAS-2	PRGs <sup>2</sup>	CHHSLs <sup>3</sup>
TPH-Gasoline Range (C6-C10)	8015M	< 10.0	< 10.0	NL <sup>4</sup>	NL
TPH-Diesel Range (C10-C28)	8015M	< 10.0	< 10.0	NL	NL
TPH-Extended Range (C28-C40)	8015M	< 10.0	<b>1,090</b>	NL	NL
Antimony	6010	< 10.0	< 10.0	31	30
Arsenic	6010	<b>1.19</b>	< 1.00	0.062 <sup>5</sup>	0.070
Barium	6010	<b>43.3</b>	<b>81.5</b>	5,400	5,200
Beryllium	6010	< 1.00	< 1.00	150	150
Cadmium	6010	< 1.00	< 1.00	37	1.7
Chromium	6010	<b>6.91</b>	<b>10.7</b>	210 <sup>6</sup>	100,000 <sup>7</sup>
Cobalt	6010	<b>5.92</b>	<b>7.62</b>	900	660
Copper	6010	<b>9.87</b>	<b>18.1</b>	3,100	3,000
Lead	6010	< 10.0	<b>847</b>	150 <sup>5</sup>	150
Molybdenum	6010	< 5.00	< 5.00	390	380
Nickel	6010	<b>3.22</b>	<b>5.13</b>	1,600	1,600
Selenium	6010	< 1.00	< 1.00	390	380
Silver	6010	< 0.50	< 0.50	390	380
Thallium	6010	< 1.00	< 1.00	5.2	5.0
Vanadium	6010	<b>38.9</b>	<b>44.3</b>	78	530
Zinc	6010	<b>14.0</b>	<b>283</b>	23,000	23,000
Mercury	7471	< 0.02	< 0.02	23	18

- NOTES:
- 1 milligrams per kilogram
  - 2 United States Environmental Protection Agency (US EPA) Preliminary Remediation Goal (PRG) for residential soils, October 2004
  - 3 California-Human Health Screening Levels (CHHSLs) for Residential Land Use, used in evaluation of contaminated properties, January 2005
  - 4 not listed
  - 5 California EPA PRG for residential soils, October 2004
  - 6 Total chromium (1:6 ratio Cr VI:Cr III)
  - 7 CHHSLs Cr III
  - 8 **BOLD** analyte detected above laboratory reporting limit
  - 9 **BOLD** concentration exceeds PRGs

### ***Stained Soil Area in Area 3***

On October 17, 2006, Kleinfelder used a hand auger to explore subsurface soils beneath an area of staining to visually estimate the depth of impact. The staining is approximately located beneath the former location of a tractor, which was moved by the Owner in order to assess this area. Based on the color and odor of the soil, Kleinfelder estimates that impacted soil in this area extends to a depth of approximately 2 feet bgs. The lateral extent appeared to be approximately 4 feet in diameter.

### **ACTION PLAN**

#### ***Possible UST in Area 3***

Other than the presence of the protruding pipes, evidence of a UST in Area 3 was not found during the investigations in the area in front of the maintenance/work shop. Kleinfelder recommends that additional investigation be conducted beneath the maintenance/work shop after the structure is demolished. If a UST is found, it is recommended that it be removed under the supervision of an environmental professional and that confirmation samples be collected from the bottom and sidewalls of the excavations and analyzed for TPH-Ext.

#### ***Stained Soil Area in Area 1***

Kleinfelder recommends that the impacted soil in Area B and any surrounding stained soil be excavated to a depth of approximately 2 feet bgs or to the bottom of visible staining prior to the property development activities. Based on the field observations and earlier assessments, the area of impacted soil is approximately 6 feet by 7 feet in Area B. The excavated soil should be placed in 55-gallon drums or other appropriate container and characterized for offsite disposal. Characterization of the excavated soil should include analyses for TPH-Ext and lead. Confirmatory sample should be collected from the bottom of the excavation and analyzed for lead and TPH-Ext.

As a precautionary measure, Kleinfelder also recommends that the soil in Area A be excavated to the extent of the visible staining. The excavated soil should be placed in 55-gallon drums or other appropriate container and characterized for disposal.

#### ***Stained Soil Area in Area 3***

Kleinfelder recommends that the stained soil in Area 3 be excavated prior to the Site development. Based on Kleinfelder's field observations and the observations in the RBF Phase I ESA, the excavated area should have dimensions of approximately 6 feet by 6 feet and a depth of approximately 3 feet. The excavated soil should be placed in 55-gallon drums and characterized for offsite disposal.

## LIMITATIONS

The scope of our services on this project was presented in our *Work Order to Perform Limited Excavation Near Former UST*, dated August 2, 2006; *Change Order No. 2 (Work Order No. 3) for Additional Fees Enrollment in County of San Diego Department of Environmental Health Voluntary Assistance Program*, dated October 13, 2006; and *Change Order No. 3 (Work Order No. 4) for Additional Fees to Assess Staining in Areas 1 and 3*, dated October 13, 2006.

The site assessment reported in this Action Plan is based on the following:

- Excavation activities in Area 3 performed by Soclaris, under Kleinfelder supervision.
- Collection of two soil samples in Area 1.
- Field observations made by Kleinfelder field personnel.
- Results of soil laboratory analyses performed by EnviroMatrix.
- Referenced documents.

Peaceful Valley Ranch, LLC is solely responsible for promptly notifying the property owner of the existence, release, treatment or disposal of any hazardous materials observed at the project site, either before or during performance of Kleinfelder's services. Kleinfelder assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing hazardous materials being encountered or present on the project site, or from the discovery of such hazardous materials in the future.

This Report may be used only by Peaceful Valley Ranch, LLC and governmental agencies overseeing the project, for the purposes of identifying potential environmental impacts and mitigation measures, within a reasonable time from its issuance, but in no event later than 1 year from the date of the Report. Land use, site conditions (both onsite and offsite) or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of this report, Kleinfelder may require that additional work be performed and that an updated report be issued. Any party other than Peaceful Valley Ranch, LLC, who wishes to use this report, shall notify Kleinfelder of such intended use. Non-compliance with any of these requirements by Peaceful Valley Ranch, LLC, or anyone else, will release Kleinfelder from any liability resulting from the use of this report by any unauthorized party.

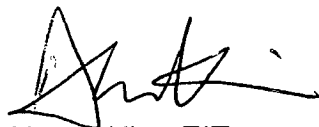
Services performed by Kleinfelder have been performed in a manner consistent with the level and skill ordinarily exercised by members of our profession currently practicing in Southern California. No other representations, expressed or implied, and no warranty or guarantee is included or intended in this report.

## CLOSING REMARKS

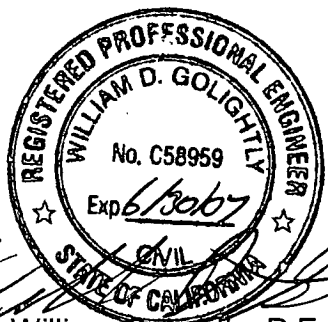
We thank you for the opportunity to provide Kleinfelder's professional environmental services and look forward to work with you on other projects. Please feel free to call should you have questions.

Respectfully,

**KLEINFELDER, INC.**



Abram Kim, EIT  
Staff Engineer



William Golightly, P.E.  
Principal Engineer

Attachments: Appendix A – Figures  
Appendix B – Analytical Laboratory Report

cc: Dennis Moser, Moser Ventures  
Alex Jewell, RBF Consulting

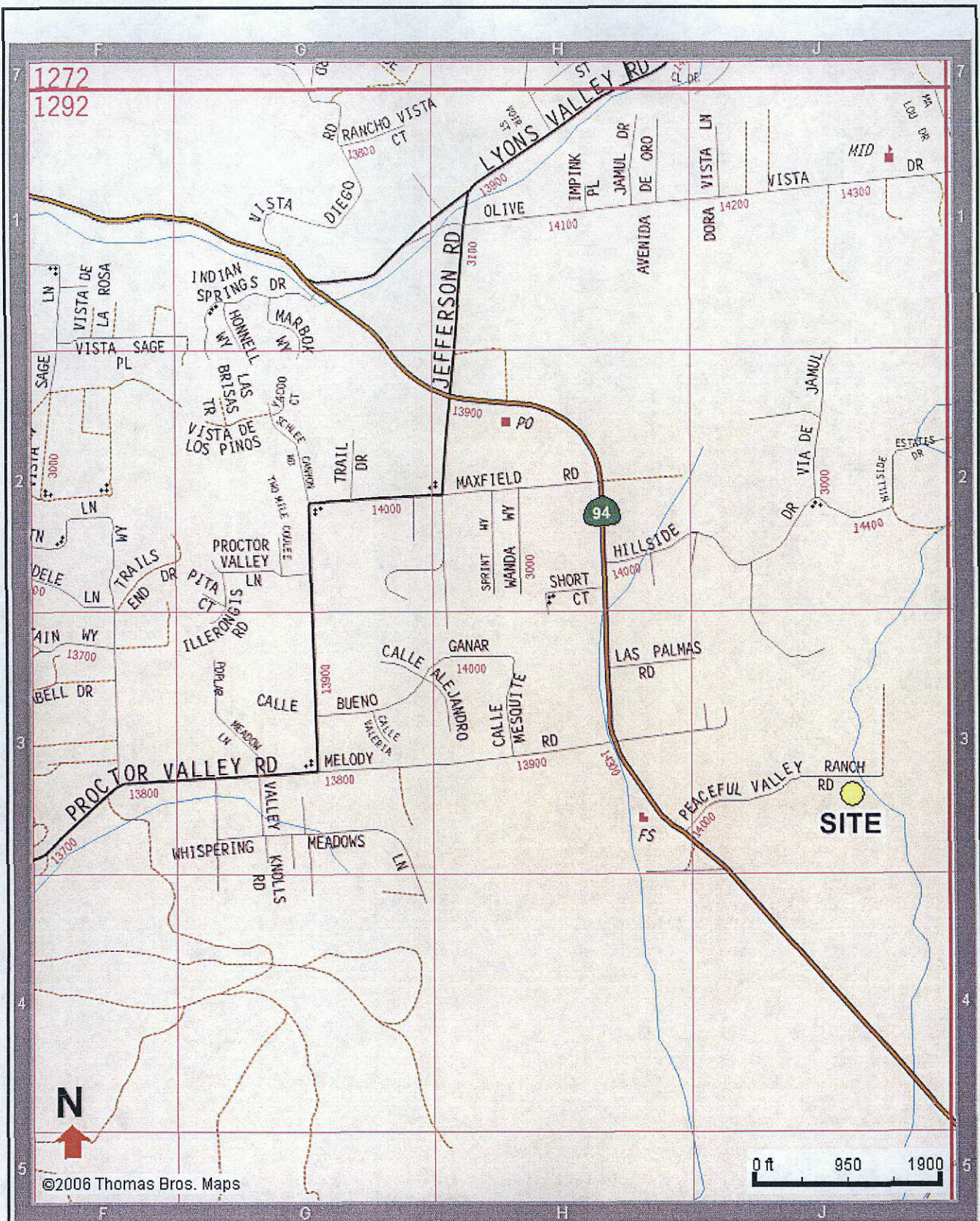
AK:WG:mlm



## **APPENDIX A**

### **Figures**





**KLEINFELDER**

5015 SHOREHAM PLACE  
SAN DIEGO, CALIFORNIA 92122

CHECKED BY: AK

FN: 71867VIC

PROJECT NO. 71867

DATE: AUG 2006

### VICINITY MAP

**PEACEFUL VALLEY RANCH**  
**HIGHWAY 94 AND PEACEFUL VALLEY RANCH ROAD**  
**JAMUL, CALIFORNIA**

FIGURE

**1**





**KLEINFELDER**

5015 SHOREHAM PLACE  
SAN DIEGO, CALIFORNIA 92122

CHECKED BY: AK

FN: 71867FIGS

PROJECT NO. 71867

DATE: OCT 2006

## SITE PLAN

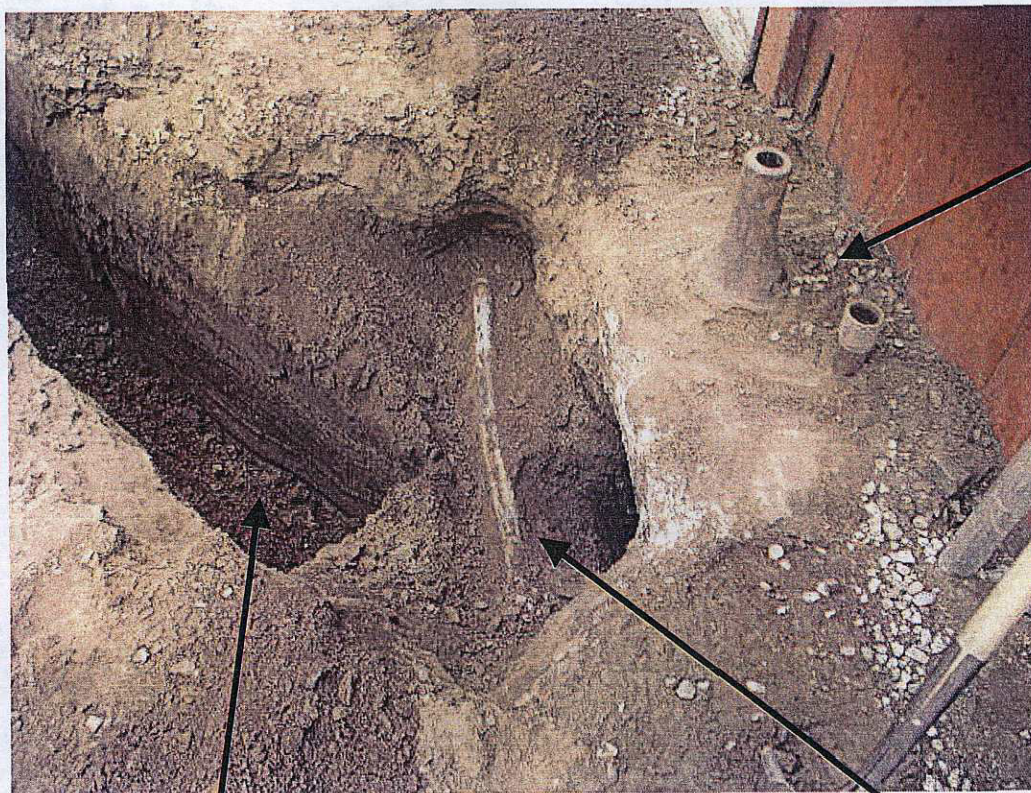
PEACEFUL VALLEY RANCH  
HIGHWAY 94 AND PEACEFUL VALLEY RANCH DRIVE  
JAMUL, CALIFORNIA

FIGURE

**2**



# Excavation for UST in Area 3



TRENCH  
(TO APPROX. 4 FT BGS)

UTILITY LINE



**KLEINFELDER**

5015 SHOREHAM PLACE  
SAN DIEGO, CALIFORNIA 92122

CHECKED BY: AK

FN: 71867FIGS

PROJECT NO. 71867

DATE: OCT 2006

## SITE PHOTOGRAPHS

PEACEFUL VALLEY RANCH  
HIGHWAY 94 AND PEACEFUL VALLEY RANCH DRIVE  
JAMUL, CALIFORNIA

FIGURE

**3A**



### Excavation for UST in Area 3



CONCRETE LAYER



AREA BENEATH CONCRETE LAYER



**KLEINFELDER**

5015 SHOREHAM PLACE  
SAN DIEGO, CALIFORNIA 92122

CHECKED BY: AK

FN: 71867FIGS

PROJECT NO. 71867

DATE: OCT 2006

### SITE PHOTOGRAPHS

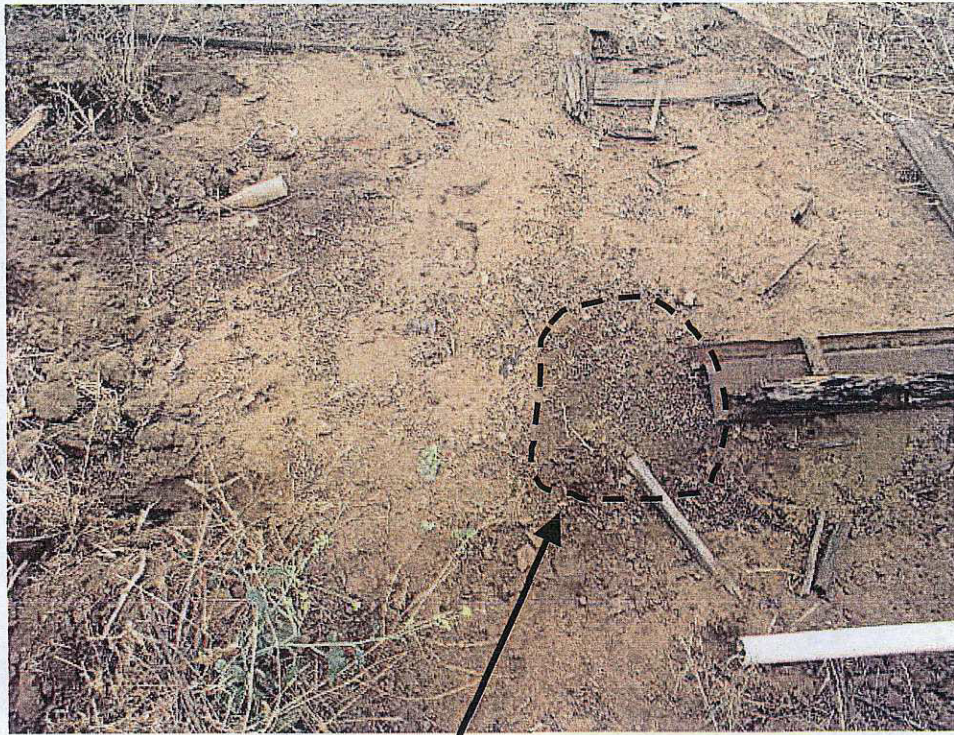
PEACEFUL VALLEY RANCH  
HIGHWAY 94 AND PEACEFUL VALLEY RANCH DRIVE  
JAMUL, CALIFORNIA

FIGURE

**3B**



### Staining in Area 1



AREA A



AREA B



**KLEINFELDER**

5015 SHOREHAM PLACE  
SAN DIEGO, CALIFORNIA 92122

CHECKED BY: AK

FN: 71867FIGS

PROJECT NO. 71867

DATE: OCT 2006

### SITE PHOTOGRAPHS

PEACEFUL VALLEY RANCH  
HIGHWAY 94 AND PEACEFUL VALLEY RANCH DRIVE  
JAMUL, CALIFORNIA

FIGURE

**3C**



Staining in Area 3



APPROXIMATE  
EXTENT OF LATERAL  
IMPACT



**KLEINFELDER**

5015 SHOREHAM PLACE  
SAN DIEGO, CALIFORNIA 92122

CHECKED BY: AK

FN: 71867FIGS

PROJECT NO. 71867

DATE: OCT 2006

**SITE PHOTOGRAPHS**

**PEACEFUL VALLEY RANCH  
HIGHWAY 94 AND PEACEFUL VALLEY RANCH DRIVE  
JAMUL, CALIFORNIA**

FIGURE

**3D**



## **APPENDIX B**

### **Analytical Laboratory Report**



EnviroMatrix



Analytical, Inc.

15 August 2006

Kleinfelder, Inc.  
Attn: Abram Kim  
5015 Shoreham Place  
San Diego, CA 92122

EMA Log #: 0608083

**Project Name: PVR Phase II**

Enclosed are the results of analyses for samples received by the laboratory on 08/03/06 15:16. Samples were analyzed pursuant to client request utilizing EPA or other ELAP approved methodologies. I certify that this data is in compliance both technically and for completeness.

A handwritten signature in black ink, appearing to read 'Dan Verdon', is written over a horizontal line.

**Dan Verdon**  
**Laboratory Director**

CA ELAP Certification #: 2564

4340 Viewridge Avenue, Suite A - San Diego, California 92123 - (858) 560-7717 - Fax (858) 560-7763  
**Analytical Chemistry Laboratory**

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
KAS-1	0608083-01	Soil	08/03/06 11:15	08/03/06 15:16
KAS-2	0608083-02	Soil	08/03/06 12:40	08/03/06 15:16

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

EnviroMatrix  Analytical, Inc.

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### Total Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>KAS-1 (0608083-01) Soil</b> Sampled: 08/03/06 11:15 Received: 08/03/06 15:16									
Antimony	ND	10.0	mg/kg	1	6081401	08/14/06	08/14/06	EPA 6010	
Arsenic	1.19	1.00	"	"	"	"	"	"	
Barium	43.3	1.00	"	"	"	"	"	"	
Beryllium	ND	1.00	"	"	"	"	08/14/06	"	
Cadmium	ND	1.00	"	"	"	"	08/14/06	"	
Chromium	6.91	1.00	"	"	"	"	"	"	
Cobalt	5.92	1.00	"	"	"	"	"	"	
Copper	9.87	1.00	"	"	"	"	"	"	
Lead	ND	10.0	"	"	"	"	"	"	
Molybdenum	ND	5.00	"	"	"	"	"	"	
Nickel	3.22	1.00	"	"	"	"	"	"	
Selenium	ND	1.00	"	"	"	"	"	"	
Silver	ND	0.50	"	"	"	"	"	"	
Thallium	ND	1.00	"	"	"	"	"	"	
Vanadium	38.9	1.00	"	"	"	"	"	"	
Zinc	14.0	1.00	"	"	"	"	"	"	
Mercury	ND	0.02	"	"	6081405	08/14/06	08/14/06	EPA 7471	
<b>KAS-2 (0608083-02) Soil</b> Sampled: 08/03/06 12:40 Received: 08/03/06 15:16									
Antimony	ND	10.0	mg/kg	1	6081401	08/14/06	08/14/06	EPA 6010	
Arsenic	ND	1.00	"	"	"	"	"	"	
Barium	81.5	1.00	"	"	"	"	"	"	
Beryllium	ND	1.00	"	"	"	"	08/14/06	"	
Cadmium	ND	1.00	"	"	"	"	08/14/06	"	
Chromium	10.7	1.00	"	"	"	"	"	"	
Cobalt	7.62	1.00	"	"	"	"	"	"	
Copper	18.1	1.00	"	"	"	"	"	"	
Lead	847	10.0	"	"	"	"	"	"	
Molybdenum	ND	5.00	"	"	"	"	"	"	
Nickel	5.13	1.00	"	"	"	"	"	"	
Selenium	ND	1.00	"	"	"	"	"	"	
Silver	ND	0.50	"	"	"	"	"	"	
Thallium	ND	1.00	"	"	"	"	"	"	
Vanadium	44.3	1.00	"	"	"	"	"	"	
Zinc	283	1.00	"	"	"	"	"	"	
Mercury	ND	0.02	"	"	6081405	08/14/06	08/14/06	EPA 7471	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

EnviroMatrix  Analytical, Inc.

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### TPH by EPA 8015B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>KAS-1 (0608083-01) Soil</b> Sampled: 08/03/06 11:15 Received: 08/03/06 15:16									
Gasoline (C6-C10)	ND	10.0	mg/kg	1	6080920	08/09/06	08/09/06	EPA 8015B	
Diesel (C10-C28)	ND	10.0	"	"	"	"	"	"	
Extended Range HC (C28-C40)	ND	10.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		101 %	75-129		"	"	"	"	
<b>KAS-2 (0608083-02) Soil</b> Sampled: 08/03/06 12:40 Received: 08/03/06 15:16									
Gasoline (C6-C10)	ND	10.0	mg/kg	1	6080920	08/09/06	08/10/06	EPA 8015B	
Diesel (C10-C28)	ND	10.0	"	"	"	"	"	"	
Extended Range HC (C28-C40)	1090	40.0	"	4	"	"	"	"	SD-05
Surrogate: 4-Bromofluorobenzene		92 %	75-129		"	"	"	"	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

EnviroMatrix



Analytical, Inc.

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### Total Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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#### Batch 6081401

##### Blank (6081401-BLK1)

Prepared & Analyzed: 08/14/06

Antimony	ND	10.0	mg/kg
Arsenic	ND	1.00	"
Barium	ND	1.00	"
Beryllium	ND	1.00	"
Cadmium	ND	1.00	"
Chromium	ND	1.00	"
Cobalt	ND	1.00	"
Copper	ND	1.00	"
Lead	ND	10.0	"
Molybdenum	ND	5.00	"
Nickel	ND	1.00	"
Selenium	ND	1.00	"
Silver	ND	0.50	"
Thallium	ND	1.00	"
Vanadium	ND	1.00	"
Zinc	ND	1.00	"

##### LCS (6081401-BS1)

Prepared & Analyzed: 08/14/06

Antimony	96.4	10.0	mg/kg	100	96	75-125
Arsenic	95.0	1.00	"	100	95	75-125
Barium	98.8	1.00	"	100	99	75-125
Beryllium	96.1	1.00	"	100	96	75-125
Cadmium	97.9	1.00	"	100	98	75-125
Chromium	102	1.00	"	100	102	75-125
Cobalt	99.6	1.00	"	100	100	75-125
Copper	108	1.00	"	100	108	75-125
Lead	97.6	10.0	"	100	98	75-125
Molybdenum	103	5.00	"	100	103	75-125
Nickel	98.9	1.00	"	100	99	75-125
Selenium	88.9	1.00	"	100	89	75-125
Silver	53.0	0.50	"	50.0	106	75-125
Thallium	95.2	1.00	"	100	95	75-125
Vanadium	102	1.00	"	100	102	75-125
Zinc	97.6	1.00	"	100	98	75-125

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EnviroMatrix



Analytical, Inc.

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### Total Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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#### Batch 6081401

##### LCS Dup (6081401-BSD1)

Prepared & Analyzed: 08/14/06

Antimony	95.5	10.0	mg/kg	100		96	75-125	0.9	20	
Arsenic	94.7	1.00	"	100		95	75-125	0.3	20	
Barium	97.3	1.00	"	100		97	75-125	2	20	
Beryllium	95.8	1.00	"	100		96	75-125	0.3	20	
Cadmium	96.3	1.00	"	100		96	75-125	2	20	
Chromium	101	1.00	"	100		101	75-125	1	20	
Cobalt	98.1	1.00	"	100		98	75-125	2	20	
Copper	106	1.00	"	100		106	75-125	2	20	
Lead	97.2	10.0	"	100		97	75-125	0.4	20	
Molybdenum	104	5.00	"	100		104	75-125	1	20	
Nickel	97.2	1.00	"	100		97	75-125	2	20	
Selenium	88.9	1.00	"	100		89	75-125	0	20	
Silver	51.9	0.50	"	50.0		104	75-125	2	20	
Thallium	94.4	1.00	"	100		94	75-125	0.8	20	
Vanadium	101	1.00	"	100		101	75-125	1	20	
Zinc	95.9	1.00	"	100		96	75-125	2	20	

##### Duplicate (6081401-DUP1)

Source: 0608083-01

Prepared & Analyzed: 08/14/06

Antimony	ND	10.0	mg/kg		ND				20	
Arsenic	0.53	1.00	"		1.19			77	20	QR-02
Barium	53.1	1.00	"		43.3			20	20	
Beryllium	ND	1.00	"		ND				20	
Cadmium	ND	1.00	"		ND				20	
Chromium	5.04	1.00	"		6.91			31	20	QR-02
Cobalt	4.86	1.00	"		5.92			20	20	
Copper	10.2	1.00	"		9.87			3	20	
Lead	1.13	10.0	"		1.18			4	20	
Molybdenum	ND	5.00	"		1.33				20	
Nickel	2.42	1.00	"		3.22			28	20	QR-02
Selenium	ND	1.00	"		ND				20	
Silver	ND	0.50	"		ND				20	
Thallium	ND	1.00	"		ND				20	
Vanadium	31.9	1.00	"		38.9			20	20	
Zinc	19.4	1.00	"		14.0			32	20	QR-02

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EnviroMatrix



Analytical, Inc.

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### Total Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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#### Batch 6081401

Matrix Spike (6081401-MS1)		Source: 0608083-01		Prepared & Analyzed: 08/14/06						
Antimony	57.0	10.0	mg/kg	86.2	ND	66	75-125			QM-01
Arsenic	81.3	1.00	"	86.2	1.19	93	75-125			
Barium	124	1.00	"	86.2	43.3	94	75-125			
Beryllium	81.7	1.00	"	86.2	ND	95	75-125			
Cadmium	80.3	1.00	"	86.2	ND	93	75-125			
Chromium	89.7	1.00	"	86.2	6.91	96	75-125			
Cobalt	86.0	1.00	"	86.2	5.92	93	75-125			
Copper	97.9	1.00	"	86.2	9.87	102	75-125			
Lead	83.0	10.0	"	86.2	1.18	95	75-125			
Molybdenum	83.9	5.00	"	86.2	1.33	96	75-125			
Nickel	82.6	1.00	"	86.2	3.22	92	75-125			
Selenium	67.7	1.00	"	86.2	ND	79	75-125			
Silver	45.0	0.50	"	43.1	ND	104	75-125			
Thallium	76.6	1.00	"	86.2	ND	89	75-125			
Vanadium	119	1.00	"	86.2	38.9	93	75-125			
Zinc	95.3	1.00	"	86.2	14.0	94	75-125			

Matrix Spike Dup (6081401-MSD1)		Source: 0608083-01		Prepared & Analyzed: 08/14/06						
Antimony	59.7	10.0	mg/kg	86.2	ND	69	75-125	5	20	QM-01
Arsenic	79.9	1.00	"	86.2	1.19	91	75-125	2	20	
Barium	120	1.00	"	86.2	43.3	89	75-125	3	20	
Beryllium	81.7	1.00	"	86.2	ND	95	75-125	0	20	
Cadmium	80.1	1.00	"	86.2	ND	93	75-125	0.2	20	
Chromium	89.0	1.00	"	86.2	6.91	95	75-125	0.8	20	
Cobalt	85.6	1.00	"	86.2	5.92	92	75-125	0.5	20	
Copper	98.1	1.00	"	86.2	9.87	102	75-125	0.2	20	
Lead	81.7	10.0	"	86.2	1.18	93	75-125	2	20	
Molybdenum	84.0	5.00	"	86.2	1.33	96	75-125	0.1	20	
Nickel	82.2	1.00	"	86.2	3.22	92	75-125	0.5	20	
Selenium	68.5	1.00	"	86.2	ND	79	75-125	1	20	
Silver	44.7	0.50	"	43.1	ND	104	75-125	0.7	20	
Thallium	75.1	1.00	"	86.2	ND	87	75-125	2	20	
Vanadium	114	1.00	"	86.2	38.9	87	75-125	4	20	
Zinc	92.2	1.00	"	86.2	14.0	91	75-125	3	20	

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Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### Total Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
<b>Batch 6081405</b>										
<b>Blank (6081405-BLK1)</b>				Prepared & Analyzed: 08/14/06						
Mercury	ND	0.05	mg/kg							
<b>LCS (6081405-BS1)</b>				Prepared & Analyzed: 08/14/06						
Mercury	0.49	0.05	mg/kg	0.500		98	75-125			
<b>LCS Dup (6081405-BSD1)</b>				Prepared & Analyzed: 08/14/06						
Mercury	0.49	0.05	mg/kg	0.500		98	75-125	0	20	
<b>Duplicate (6081405-DUP1)</b>		Source: 0608083-01		Prepared & Analyzed: 08/14/06						
Mercury	ND	0.02	mg/kg		ND				20	
<b>Matrix Spike (6081405-MS1)</b>		Source: 0608083-01		Prepared & Analyzed: 08/14/06						
Mercury	0.16	0.02	mg/kg	0.167	ND	96	75-125			
<b>Matrix Spike Dup (6081405-MSD1)</b>		Source: 0608083-01		Prepared & Analyzed: 08/14/06						
Mercury	0.16	0.02	mg/kg	0.167	ND	96	75-125	0	20	

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EnviroMatrix



Analytical, Inc.



Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### TPH by EPA 8015B - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
<b>Batch 6080920</b>									
<b>Blank (6080920-BLK1)</b>				Prepared & Analyzed: 08/09/06					
Gasoline (C6-C10)	ND	10.0	mg/kg						
Diesel (C10-C28)	ND	10.0	"						
Extended Range HC (C28-C40)	ND	10.0	"						
Surrogate: 4-Bromofluorobenzene	47.1		"	50.0		94	75-129		
<b>LCS (6080920-BS1)</b>				Prepared & Analyzed: 08/09/06					
Gasoline (C6-C10)	230	10.0	mg/kg	200		115	75-125		
Diesel (C10-C28)	438	10.0	"	500		88	75-125		
Surrogate: 4-Bromofluorobenzene	50.2		"	50.0		100	75-129		
<b>LCS Dup (6080920-BSD1)</b>				Prepared & Analyzed: 08/09/06					
Gasoline (C6-C10)	214	10.0	mg/kg	200		107	75-125	7	30
Diesel (C10-C28)	454	10.0	"	500		91	75-125	4	30
Surrogate: 4-Bromofluorobenzene	56.3		"	50.0		113	75-129		
<b>Duplicate (6080920-DUP1)</b>				Source: 0608083-01		Prepared & Analyzed: 08/09/06			
Gasoline (C6-C10)	ND	10.0	mg/kg		ND				30
Diesel (C10-C28)	ND	10.0	"		ND				30
Extended Range HC (C28-C40)	ND	10.0	"		ND				30
Surrogate: 4-Bromofluorobenzene	49.4		"	50.0		99	75-129		
<b>Matrix Spike (6080920-MS1)</b>				Source: 0608083-01		Prepared & Analyzed: 08/09/06			
Gasoline (C6-C10)	228	10.0	mg/kg	200	ND	114	75-125		
Diesel (C10-C28)	469	10.0	"	500	ND	94	75-125		
Surrogate: 4-Bromofluorobenzene	58.2		"	50.0		116	75-129		
<b>Matrix Spike Dup (6080920-MSD1)</b>				Source: 0608083-01		Prepared & Analyzed: 08/09/06			
Gasoline (C6-C10)	230	10.0	mg/kg	200	ND	115	75-125	0.9	30
Diesel (C10-C28)	467	10.0	"	500	ND	93	75-125	0.4	30
Surrogate: 4-Bromofluorobenzene	56.2		"	50.0		112	75-129		

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EnviroMatrix



Analytical, Inc.

Client Name: Kleinfelder, Inc.  
Project Name: PVR Phase II

EMA Log #: 0608083

### Notes and Definitions

SD-05 Sample dilution required due to the nature of the sample matrix.

QR-02 The RPD result exceeded the QC limits due to non-homogeneity of sample.

QM-01 The spike recovery for this QC sample is outside of established control limits due to sample matrix interference.

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

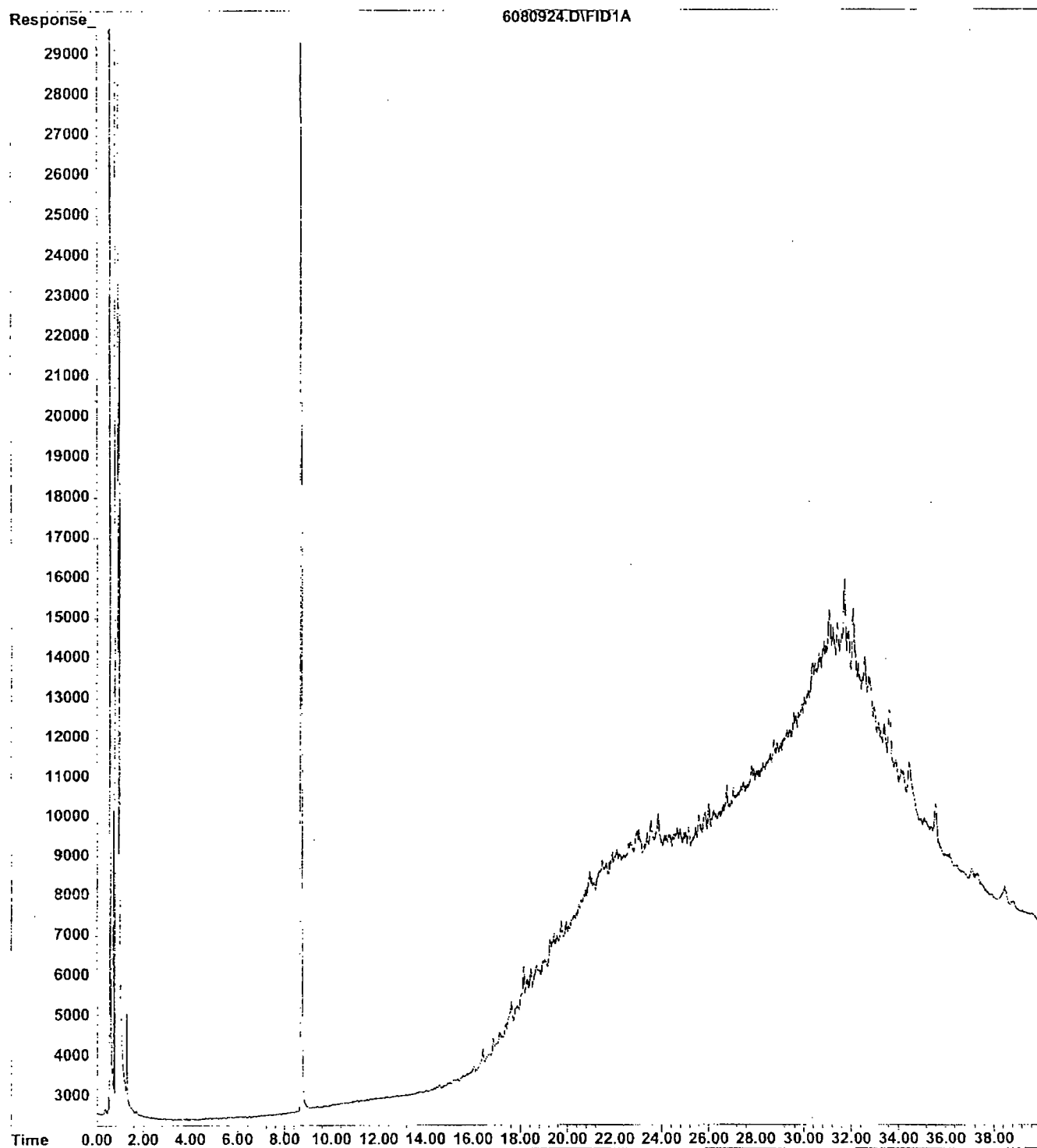
*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

EnviroMatrix

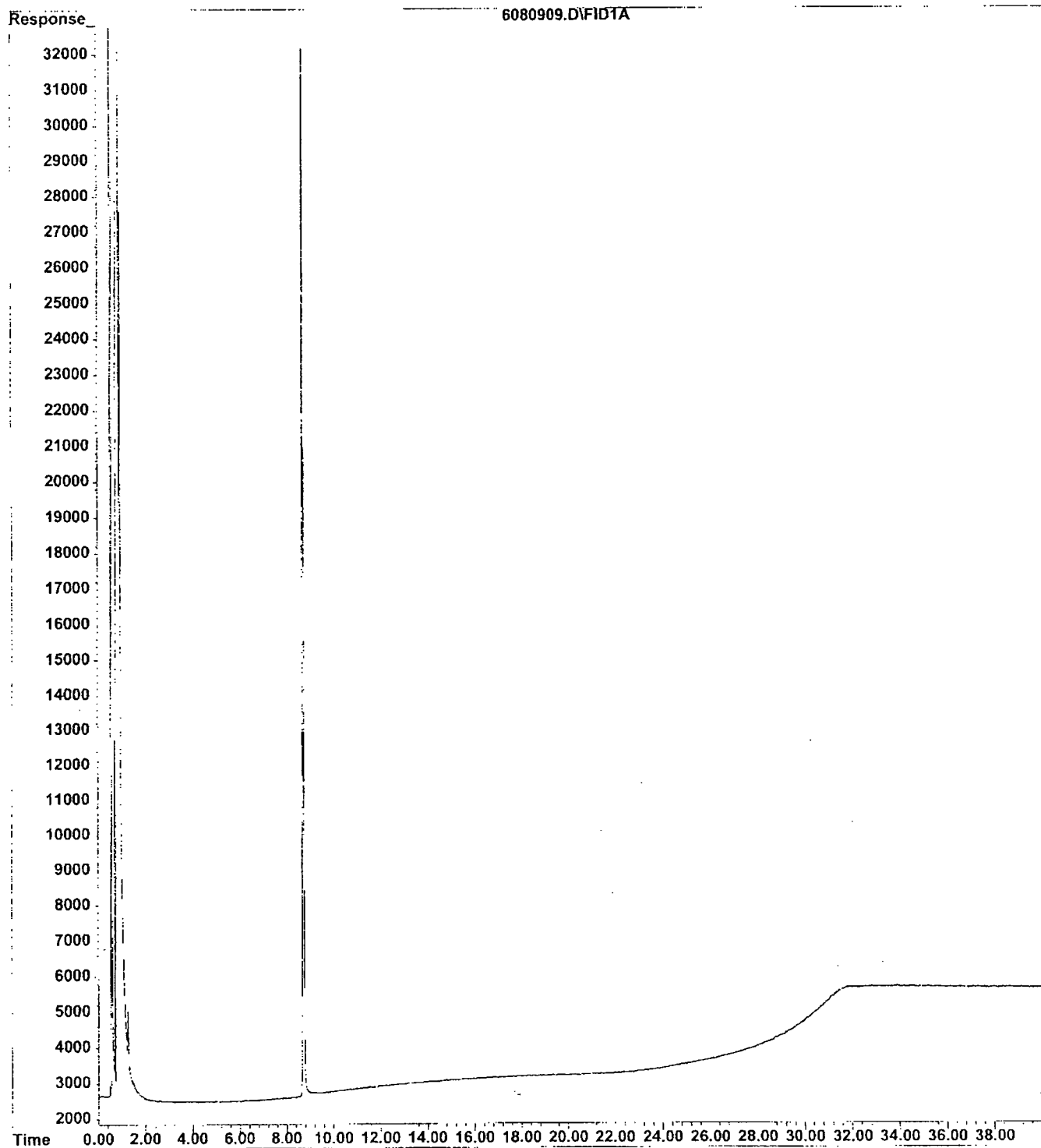


Analytical, Inc.

File : C:\HPCHEM\1\DATA\6080901.S\6080924.D  
Operator :  
Acquired : 10 Aug 2010 3:42 pm using AcqMethod TPHEXT.M  
Instrument : TPH  
Sample Name: 0608083-02@df4  
Misc Info :  
Vial Number: 2



File : C:\HPCHEM\1\DATA\6080901.S\6080909.D  
Operator :  
Acquired : 9 Aug 20106 11:40 pm using AcqMethod TPHEXT.M  
Instrument : TPH  
Sample Name: 0608083-01  
Misc Info :  
Vial Number: 7



# CHAIN-OF-CUSTODY RECORD



4340 Viewridge Ave., Ste. A • San Diego, CA 92123 • Phone (858) 560-7717 • Fax (858) 560-7763

EMA LOG #: **0608083**

## EMA DATE/TIME STAMP

Client: **Kleinfelder**  
 Address: **5015 Shoreham Place**  
**San Diego, CA 92140**  
 Attn: **Abram Kim** Phone: **858-320-2281**  
 Sampled by: **u** Fax: **-2001**  
 Billing Address:

## REQUESTED ANALYSIS

Project: **PVR Phase II** PO #: **71867/001**

EMA ID #	Client Sample ID	Sample Date	Sample Time	Sample Matrix	Container(s) # Type*	418.1 (TRPH)	Oil & Grease 413.1 413.2 1664	TPH (8015B) Gas Discal	TPH-Extended 8015B ASTM D2887	602 / 8021 BTXE MTBE	601 / 8021 (Purgeable Halocarbons)	608 / 8081 (Pesticides)	624 / 8260 (Volatile Organics)	625 / 8270 (Semi Volatile Organics)	TLC Metals (CAC Title 22)	STLC Metals (CAC Title 22)	TCLP (RCRA) Metals Organics	Cd Cr Cu Pb Ni Ag Zn	pH EC TSS TDS	
1	KAS-1	8/3/06	1115	S	1 6				X						X					
2	KAS-2	"	1240	S	1 6				X						X					
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				

RELINQUISHED BY				DATE/TIME		RECEIVED BY	
Signature	<b>A. Kim</b>	Signature	<b>Robert Thompson</b>	8/3/06		Signature	<b>Robert Thompson</b>
Print	<b>Abram Kim</b>	Print	<b>Robert Thompson</b>	15:16		Print	<b>Robert Thompson</b>
Company:	<b>Kleinfelder</b>	Company:	<b>EMA</b>			Company:	<b>EMA</b>
Signature		Signature				Signature	
Print		Print				Print	
Company:		Company:				Company:	
Signature		Signature				Signature	
Print		Print				Print	
Company:		Company:				Company:	
Signature		Signature				Signature	
Print		Print				Print	
Company:		Company:				Company:	

\*EMA reserves the right to return samples that do not match our waste profile.

White - EMA

Canary - Accounting

Pink - Client (w/Report)

Goldenrod - Client (Relinquish Samples)